

**SAN ANTONIO RIVER COMMISSION**

**MEETING AGENDA**

**Tuesday, February 19, 2008**

**9:00 a.m. – 12 p.m.**

**Municipal Plaza C Room, First Floor  
San Antonio, TX 78283**

RECEIVED  
CITY OF SAN ANTONIO  
CITY CLERK

2008 FEB 14 PM 3:31

- A. Call to Order by Commission Chair, Dr. Julian H. Trevino**
- B. Approval of January 22, 2008 minutes**
- C. Briefing and Possible Action regarding the Briscoe Western Art River Walk Improvements, HDRC Case: 2007-206**
- D. Briefing on Embassy Suites, HDRC Case: 2006-125**
- E. Briefing on Technical Advisory Committee: River Water Quality and Clarity**
- F. Adjournment**

**At any time during the regular meeting, the Board may meet in Executive Session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code.**

**Commission Meeting Disability Access Information: This meeting is wheelchair accessible. The accessible entrance at Municipal Plaza is located off of the Commerce Street entrance. Auxiliary services are available upon request (interpreters for the deaf must be requested twenty-four (24) hours prior to the meeting) by calling (210) 207-7245 V/TDD for assistance.**

**San Antonio River Commission Board Meeting  
January 22, 2008  
Municipal Plaza Room "C"**

**Members Present:** A.J. Rodriguez, *Hispanic Chamber of Commerce*  
J. Darryl Byrd, *Silver Ventures*  
Julian Trevino, *Chairman*  
Lisa Wong, *Rosario's Restaurant*  
Lynda B. Burke, *Community Category*  
Lionel Sosa, *Executive Director, MATT Foundation*  
David Straus, *Straus-Frank Co.*

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**Staff Present:** Penny Postoak Ferguson, *Assistant City Manger*; Steve Whitworth, *City Attorney's Office*; Trey Jacobson, *Mayor's Office*; Colleen Swain, *Downtown Operations Assistant Director*; Lori Houston, *City Manager's Office*; Malcolm Matthews, *Parks and Recreation Department*; Paula Stallcup, *Downtown Operations Department*; Steve Baum, *SA Parks Police*; Debbie Klein, *Legal Department*

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**Others Present:** Steven Schauer, *SARA*; Joan Gaither, *SA Conservation Society*;

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The meeting was called to order by Chairman Trevino at 9:09 a.m.

Minutes from the December 18<sup>th</sup> meeting were approved. (*Lionel Sosa motioned, Lisa Wong-second*)

**Donor Acknowledgement Agreement (attachments)**

Darryl Byrd made a motioned to discuss, Lionel Sosa-second.

Catherine Cook, San Antonio River Foundation (SARF) gave a presentation on the recognition of donors.

Two types of recognition are: (1) Wall of Honor (2) Engraved Sidewalk Pavers.

John Mize, Principal Architect of Ford, Powell and Carson, was asked to discuss how the theme fits the urban reach and how the color of bricks was chosen:

The project begins at Lexington and ties into the existing river walk, extending the basic Hugman pallet of materials, (natural stone, plaster and tile). The portion will be urban in character.

The river walk will be extended towards the Lock and Dam. Sandblasted concrete walls and lime stone will be worked in towards Brooklyn. More brick will be worked in past 9<sup>th</sup> Street and towards Jones Street where the Museum of Art is located in conjunction with concrete at the barge landings. Color on retaining walls and bulk heads were selected to be very close and sympathetic to the brick on the Museum of Art. This will be extended towards the Roy Smith street bridge where the existing pedestrian bridge will be renovated and used as a pedestrian bridge to cross the river from the east bank to the west bank, which are designed to be remissive of the towers on the Museum of Art now.

Large plazas on both sides will use the pavers, there will be a transition to a more park like open character past Roy Smith street bridge. Sandblasted concrete will be used on retaining walls and sandblasted or acid etched pattern on concrete sidewalks towards Pearl Brewery. Brick will be used to edge the pedestrian walks on both sides of the river and also as paver inserts between 9<sup>th</sup> street and Roy Smith street bridge.

Mike Austin, chair of the paver committee, said the engraving is guaranteed for the life of the brick.

Mr. Sosa asked David Strauss to provide a view of an opposing strategy regarding raising funds without recognition. There were no problems raising money for the Hugman Dam.

Sonny Collins with the foundation told the Commission that the pavers will take up less than 3% of the total sidewalk on the 13 mile stretch. Also, with community buy-in the community will be constantly watching the area, protecting their neighborhood, and keep it free of graffiti.

*A.J. Rodriguez asked the SARF to bring regular reports to the River Commission regarding money raised and where the money goes.*

*Darryl Byrd asked if there is a way to distinguish where money comes from for a particular project (outside of naming an amenity).*

Catherine Cooke agreed to provide the Commission with information on money raised to date from corporations and individual donors which is earmarked for particular enhancements, money which is not earmarked, and a list of the enhancements that the SARF would like to fund.

*Darryl also wants the information provided to the community.*

*Chairman Trevino asked Penny Postoak Ferguson to meet with SARF for over sight and status of money raised so the SARF can come back to Commission with periodic reports.*

Darryl Byrd moved to recommend approval for the combined donor recognition. A.J. Rodriguez made a second. Motion passed unanimously.

Chairman Trevino and Trey Jacobson stepped out for a press conference. Julian Trevino left Mr. Sosa in charge.

#### **Briefing on Drury Pedestrian Bridge at Main Plaza (attachments)**

Jeff Lang of Sprinkle and Company Architects provided an update on the Drury Bridge. The design has changed since the presentation to the River Commission in November. The revised design was presented to the HDRC in December and received conceptual approval and are working on construction documents on the bridge and will present for final approval to HDRC on February 6 and presenting to City Council on February 20<sup>th</sup> for final approval.

Penny asked the River Commission to give input, and, send it to HDRC for approval or take specific action and revisit it before February 6<sup>th</sup> at a special meeting of the Commission.

Jeff gave bullet points on what changed on the design: the bridge was shortened, reduced the amount of punch metal panels, reduced the amount of torch light fixtures to four and articulated those better, will see better articulation of the structure, guard rails, hand rails to fit the geometry of the Commerce and Market street bridges. Articulated the concrete stairs and emphasized the arch soffit underneath the stairs and terminated the hand rails with stone mule posts.

David Strauss asked if the bridge structure is lower than the street bridges.

The bridge is a little lower. The walking surface of the bridge is about 12-18 inches lower. As one walks from the Market Street Bridge into the Portal, it goes down a slight slope until the drinking fountains, that landing where the concrete elevation for the bridge will be.

David Strauss was concerned with flooding.

Sprinkle and Co. Architects have been working with Public Works and SARA. The only requirement they had in terms of height was that from the bottom of the river channel there should be 20 feet clear to the other side of the structure. That is exceeded by 4-8 feet. It has been approved by the engineers.

Mr. Sosa recommended that the Commission not impede the construction and approve.

Darryl Byrd made a motion that the plan be recommended to HDRC for final approval. Lisa Wong made a second. Motion passed unanimously.

### **Update on Technical Advisory Committee Meeting**

Penny Postoak Ferguson gave the update on behalf of Linda Billa Burke. The committee made progress in their goals.

The River Water Quality Committee has three goals: 1.) Bacteria, 2.) Chemical Composition 3.) Clarity. Bacteria levels are consistent with State of Texas Stream Standards for Contact Recreation. Chemical Composition was compatible with state designated high quality aquatic life uses and initiatives have been put in place to address that.

The Committee decided to focus on clarity, in particular sediment issues i.e. maintenance, reduction, and how the impacts of what the committee does in the river loop effects downstream.

The next steps are to get more technical with staff and engineering to give committee data so they can start making decisions and recommendations. Long term would be recommending projects and how much sediment to remove. When the clarity gets better then they will discuss what the bottom of the river should look like.

The committee was also briefed on River Draining: new testing was implemented when the river was drained to try to find out where there were illegal outlets to the river. Smoke testing was done to see what the source was. The next steps for future draining would be to do additional

testing and smoke testing. Data from the draining should be available in mid February. The River Water Quality Committee plans to give a quarterly report to council in March. The River Commission should be briefed next month on the progress.

Mr. Sosa asked for an update on the hippos.

Penny said the move of the hippos was in December and should impact the water quality in that area and will do some testing. The zoo project in conjunction with moving the hippos should do a lot to help the chemical and bacterial levels in that area.

Mr. Sosa asked if the long term plan of any contaminants coming from the zoo will be totally eliminated. Penny mentioned that instead of being storm water run off, it would go through a disinfection system and it will be long term because they are in the middle of the design process, it which will take a number of months then go through permitting through the state and then build it. The system won't purify everything else that comes into the river in that area i.e. birds that aren't contained in the zoo; other contaminates that happen in that area. There will be testing as the water comes out of the disinfection system which will be done through ultra violet systems.

Lisa Wong asked what the run off from the hippo area equates to compared to the total run off of the entire zoo.

Penny was unsure of the impact until testing is done.

Lisa was also concerned with the large population of grackles in the neighborhood. The Department of Downtown Operations is working with Falconer and Texas Parks and Wildlife concerning the grackle and heron population. Falconer is placing owls in several areas that should scare the birds to different areas.

AJ. asked about the difference in color of the river at the Hugman Dam area. Penny answered that it was probably the result of river draining and SAWS experimenting with the flow rate and combination of spring water and river water flow. It could also be affected by the weather and rain.

### **Communications Plan**

Penny handed out cards with the Mission/Vision Statement printed on them. Staff, Julian Trevino and Linda Billa Burke (and any staff interested in participating) are planning to meet with the chairs and vice-chairs of several commissions i.e. Planning Commission, Zoning, Commission, HDRC, San Antonio River Over-Sight Committee, River Walk Capital Improvements Advisory Board, Conservation Society and Paseo del Rio Association. If these commissions are in agreement with the River Commission's statement then the River Commission will meet with the boards of those commissions and ask them to adopt the statement. Once those boards approve it, then the River Commission will make a recommendation to city council to adopt it as the City's mission related to the river. A web site was also set up.

Darryl Byrd commented that he would like to participate in meeting with the chairs and vice-chairs of the different commissions.

A. J. Rodriguez asked what would happen if these organizations recommend changes to the statement or did not agree with some of the philosophy.

Penny answered that it would be brought back to the River Commission. One possibility: Julian, Linda, Darryl to serve as sub-committee to bring back recommendations. A. J. Rodriguez suggested having an Editorial Board meeting before or after city council adopts statement.

A video presentation was shown regarding the mission/vision statement.

Penny asked if shots from the mission reach were included. Colleen Swain answered they only had footage of what it looks now with bulldozers. Mr. Sosa welcomed more footage so they can continue to edit.

A. J. suggested including some of the design work that has already been put in so people can start to see the vision of what it will be.

Phase II would be discussion with SARA and SAWS to inform them and have the opportunity for input.

#### **Briefing on Wyndham Hotel, HDRC Case #2007-051**

Ann McGlone showed slides of the Wyndham Hotel. HDRC received final approval on the hotel, conceptual approval on the condos and final approval on footprint of the condos so they can start pulling permits. They have not received approval on landscaping, lighting fixtures and signage.

#### **Briefing on Miraflores Restoration, HDRC Case #2008-013**

Ann McGlone showed slides of the Miraflores Park. It is located on approx. 6 acres behind the AT&T building at Hildebrand and Broadway, across from the University of the Incarnate Word. Miraflores Park is now a city park. Public access is across the river from Brackenridge Park. Currently there is no access from Hildebrand because of lack of sidewalks.

Lionel Sosa mentioned that there might be a lot of untapped people of Mexican heritage that would be proud to contribute.

A. J. Rodriguez asked if there will be acknowledgment for Dr. Urrutia. Ann responded that there will be a statue of Dr. Urrutia.

Lionel Sosa suggested we explore possible contributions the Urrutia family could lead to and also contact residents from Mexico living here to make them feel more welcomed and feel like they are part of the community.

**Briefing on San Antonio Museum of Art (SAMA) Pavilion, HDRC Case #2008-008**

Ann McGlone showed slides on the SAMA. SAMA is on agenda for conceptual approval. It previously went to HDRC with a proposal to add a pavilion in the back and change fire lanes by the Hopps House to have a path way to the boat landing. They will have a gate house and pavilion so people can board and exit boats on the river. They will also have two entrances at the museum. There will be three landings for the SAMA. Two statues at the Witte are owned by SAMA and will be returned to SAMA as the Witte remodels.

David Strauss made a motion to adjourned the meeting.

The meeting was adjourned at 10:53 a.m.

*Copies of these presentations are made part of the file and are available upon request.*

*Respectfully Submitted,*

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*Dr. Julian H. Trevino, Chairperson*

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*Penny Postoak Ferguson  
Assistant City Manager  
City Manager's Office*



Meeting Date: 02/19/2008  
Agenda Item: C

**SAN ANTONIO RIVER COMMISSION**  
**Presenter: Ann Mc Glone, Planning and  
Community Development**

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**DEPARTMENT:** Planning and Community  
Development

**DEPARTMENT HEAD:** TC Broadnax, Interim  
Director

**COUNCIL DISTRICT(S) IMPACTED:** District #1

**SUBJECT:** Briscoe Western Art Museum Riverwalk, HDRC Case# 2007-206

**SUMMARY:**

This is a briefing item and possible action for conceptual only. The applicant had requested a Certificate of Appropriateness for Conceptual Approval for work not previously approved on September 05, 2007. The request included raising the elevation of the road way to SAWS, removing a ramp, introducing a new stair and preserving a significant tree and bench.

**BACKGROUND:**

This request had come before the commission for the first time on September 05, 2007 for Conceptual Approval of the pavilion building and will be returning for Final Approval at a later date. The applicants have also received approval from the Board of Adjustments for setback issues.

**ATTACHMENTS:**




Briscoe Western Art Museum Riverwalk Renderings



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[illegible]

## PAVING SCHEDULE:

STUCCO	DESCRIPTION	STUCCO	DESCRIPTION
	TYPE "A" - STONE PAVING		STANDARDIZED DECOMPOSED GRANITE 1 1/2" MOUNTAIN DESERT BROWN
	TYPE "B" - STONE PAVING		


**INERT MATERIAL LEGEND:**

4" DEPTH MULCH  
IN ALL PLANTING AREAS

**EXISTING PLANT LEGEND:**

EXISTING TREE (PROTECT IN PLACE)  
SEE SPECIAL PROVISIONS

## EXISTING HARDSCAPE:



**DUSTING WALL AND PAINTING TO REMAIN!**



**CALL BEFORE YOU DIG**  
1-800-545-6005

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NOT FOR  
REGULATORY  
APPROVAL,  
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OR  
CONSTRUCTION

LAKE FLATO

## HARDSCAPE PLAN

**H-002**

## DESIGN DEVELOPMENT

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12/21/04

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DESIGN DEVELOPMENT

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# LANDSCAPE DIARY

PLAN

H-002

700-11

**Keywords:** *workplace spirituality, organizational commitment, organizational citizenship behavior, turnover intention, organizational trust, organizational identification*

11-11-11

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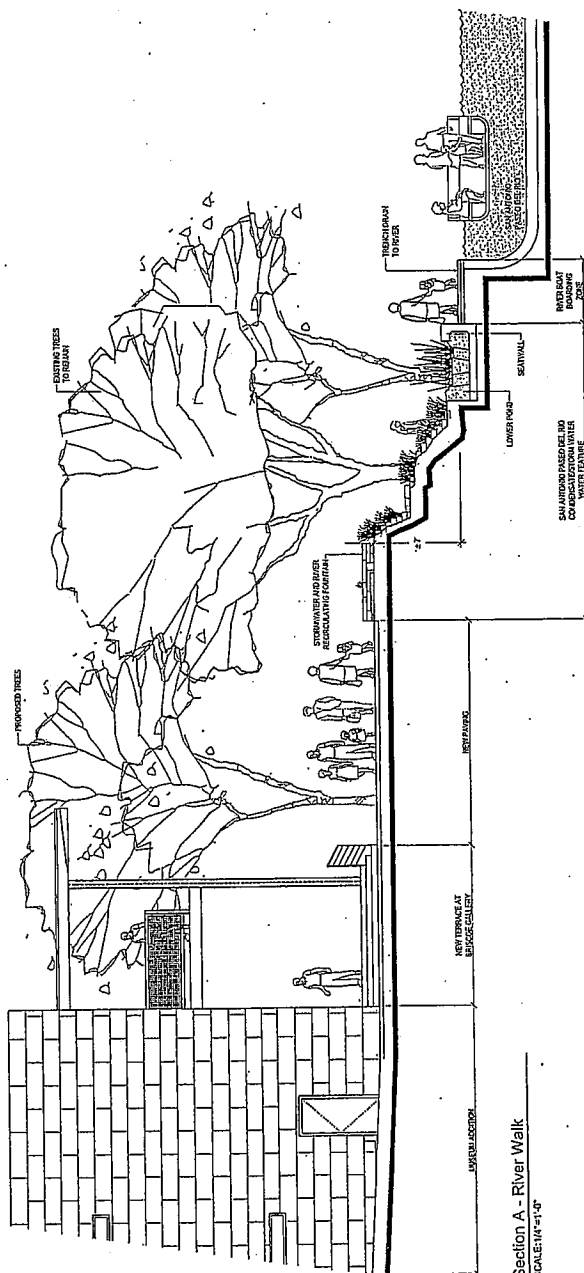
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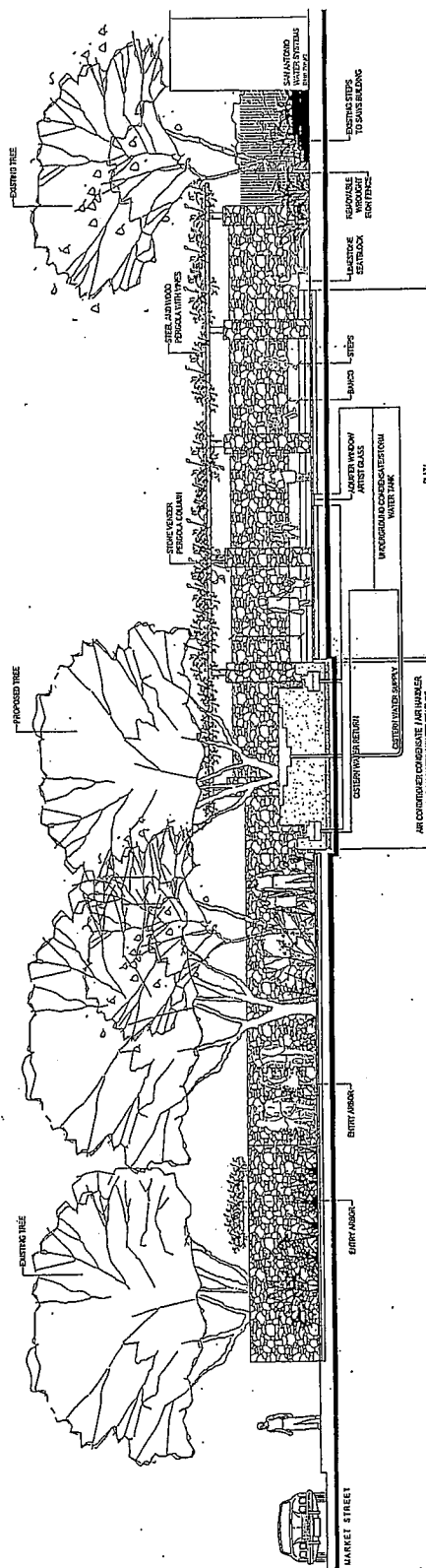
## HARDSCAPE SECTIONS

HD-003

**CALL BEFORE YOU DIG**  
**1-800-545-6005**

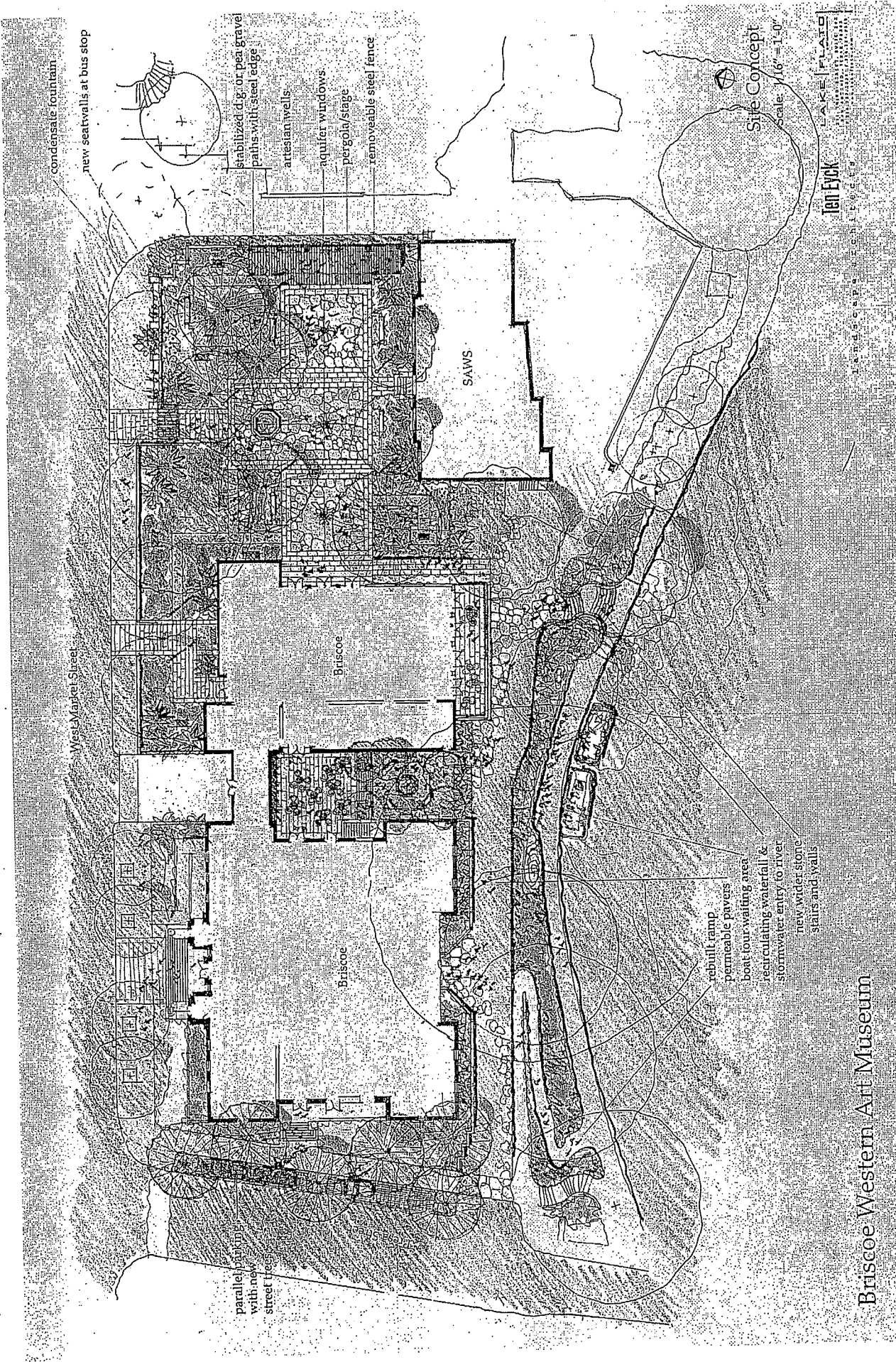


1 Section A - River Walk  
SCALE: 1/4"=1'-0"



2 Section B - Plaza  
SCALE: 1/4"=1'-0"

[illegible]



condensate fountain

new seatwalls at bus stop

West Market Street

parallel paving  
with new  
street trees

Briscoe

Briscoe

SAWS

stabilized d.g. or pea gravel  
paths with steel edge

artesian wells

aquifer windows

pergola stage

removable steel fence

rebuild ramp  
permeable pavers

boat tour waiting area

recirculating waterfall &

stormwater entry to river

new wider stone

stairs and walls

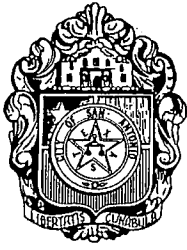
Site Concept

Scale 1/16" = 1'-0"

Ten Eyck

LAKE PLATO

Briscoe Western Art Museum



Meeting Date: 02/19/2008  
Agenda Item: D

**SAN ANTONIO RIVER COMMISSION**  
**Presenter: Ann Mc Glone, Planning and**  
**Community Development**

**DEPARTMENT: Planning and Community**  
**Development**

**DEPARTMENT HEAD: TC Broadnax, Interim**  
**Director**

**COUNCIL DISTRICT(S) IMPACTED: District #1**

**SUBJECT: Embassy Suites Hotel, 125 E Houston, HDRC Case# 2006-125**

**SUMMARY:**

This is a briefing item only. The applicant had requested a Certificate of Appropriateness for Final Approval to construct a new, 16-story hotel on an existing parking lot at the corner of E. Houston and Soledad Streets on the Riverwalk. The Hotel will be approximately 283,400 sq. ft. and will be constructed of various materials including masonry, stucco and glass. Site enhancement at street and River Levels includes outdoor seating areas/dining and access to River Level. Two new stairs will be constructed adjacent to existing bridges at Houston and Travis Streets. The existing stair from Riverwalk to parking lot will be removed. Historic Hugman façade at the mid block stair entry is to remain and be incorporated into the new design. A new elevator will be installed adjacent to the Houston St Bridge to provide accessible access for both hotel and Riverwalk patrons.

**BACKGROUND:**

This request had come before the commission for the first time on May 03, 2006 for Conceptual Approval and was approved. Final approval was given on February 6, 2008 for general construction and the applicant was asked to return with landscaping plans and final selections for lighting and outdoor furniture.

**ATTACHMENTS:**

Embassy Suites Renderings



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**MCS**  
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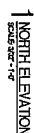
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STATE OF TEXAS  
NO. 10000

3251 WEST ALABAMA  
HOUSTON, TEXAS 77006  
713/553-4456 FAX

1. General Notes
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100. General Notes

ALL DTS FROM GLASSBORO SHALL BE W/ JACK WARD  
- EXEMPTED (b)(7) .



NORTH ELEVATION	
DATE	
04-06-2006	OWNER REVIEW
6/11/06	OWNER REVIEW
6/19/06	OWNER REVIEW
7/26/06	OWNER REVIEW
6/17/06	ARCHITECT REVIEW
3/9/07	FIELD REVIEW
12/07	PROPOSAL
6/1/07	PROPOSAL
10/9/07	ISSUE FOR PERMIT
12/13/07	CITY COUNCIL
PROJECTED FUNDING	
	0448
SHEET NUMBER	
PT-A7-2	

3221 WEST ALBAVA  
HOUSTON, TEXAS 77056  
713/522-1054  
713/522-4456 FAX





[illegible]

6. ALL DTS FROM CLASIFIC SHOULD BE 15" BACK UP TO  
- (EXEMPT) (243)



Riverwalk  
San Antonio, Texas

3321 WEST ALABAMA  
HOUSTON, TEXAS 77098  
713/552-1054  
713/552-4466 FAX

ARCHITECTURE  
PLANNING  
INTERIORS



MCS  
MITCHELL  
CARLSON  
STONE, INC.

SOUTH ELEVATION	
DATE	REVISION
04-06-2006	OWNER RECEIVED
04-06-2006	OWNER REVIEW
02-29-06	OWNER REVIEW
12-29-04	OWNER REVIEW
08-07-04	WALTON REVIEW
03-29-04	WALTON REVIEW
12-01	PROPOS
01-01	PROPOS
NO/NO/NO ISSUE FOR PERMITS	
Δ 12/01/01 DWT DRAUGHTER	
PROJECT INFORMATION	
0428	
DRIVER NUMBER	
A7-4	